



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

**RESOLUTION NO. OB 14-08**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY AMENDING THE SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN**

**WHEREAS**, on February 1, 2012 the Los Angeles County Redevelopment Agency, a redevelopment agency created by the Los Angeles County Board of Supervisors was dissolved; and

**WHEREAS**, on February 21, 2012 the Community Development Commission became the Successor Agency administrator for the Los Angeles County Redevelopment Agency; and

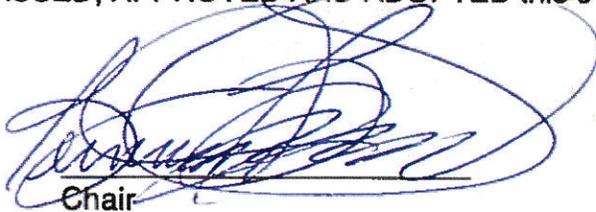
**WHEREAS**, on July 15, 2013 the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency adopted a Long Range Property Management Plan pursuant to Health and Safety Code Section 34191.5; and

**WHEREAS**, the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency now wishes to amend the Long Range Property Management Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency finds and determines the following:

1. **The Long Range Property Management Plan is amended as follows:**
  - a. For Property APN # 5827-011-900 on page 43 the Value Basis is changed to "Book value, purchase price".
  - b. For Property APN # 5827-011-900 on page 44 the Estimate of Current Parcel Value is changed to "\$8,675".
  - c. For Property APN # 5827-011-900 on page 47 the Estimated Current Value is changed to "\$8,675".
2. This resolution and a copy of the amended Long Range Property Management Plan is to be transmitted to the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> day of September, 2014.



Chair

I, Daniel Rofoli, Administrator of the Los Angeles County Successor Agency, do hereby certify that the foregoing Resolution OB 14-08 being:

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY AMENDING THE SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN**

was adopted at a special meeting of the Oversight Board on the 9<sup>th</sup> of September, 2014 by the following vote:

AYES:	BOARDMEMBER(S):	<i>Chairman Bernardean Broadous, and Nicole England</i>
NOES:	BOARDMEMBER(S):	<i>None</i>
ABSTAIN:	BOARDMEMBER(S):	<i>None</i>
ABSENT:	BOARDMEMBER(S):	<i>Luis Buendia, Tony Salazar, Thomas Saenz</i>

*Vice Chairman Fernando Oliveros, Jeanette Gordon*



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Daniel Rofoli, Administrator

SUCCESSOR AGENCY OF THE  
REDEVELOPMENT AGENCY OF  
LOS ANGELES COUNTY



LONG RANGE PROPERTY MANAGEMENT PLAN  
(LRPMP)



SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY

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SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY

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# RESOLUTIONS AND AMENDMENTS

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Successor Agency of the Redevelopment Agency of Los Angeles County  
Long Range Property Management Plan (LRPMP)

# RESOLUTIONS AND AMENDMENTS

## JULY 15, 2013 RESOLUTION ADOPTING LRPMP



**COMMUNITY DEVELOPMENT COMMISSION**  
of the County of Los Angeles  
700 W. Main Street • Alhambra, CA 91801  
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Gloria Molina  
Mark Ridley-Thomas  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich  
Commissioners

Sean Rogan  
Executive Director

### RESOLUTION NO. OB 13-04

#### A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, on April 26, 2013 the Los Angeles County Successor Agency has received a Finding of Completion from the Department of Finance pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, upon issuance of a Finding of Completion the Los Angeles County Successor Agency is required submit a Long Range Property Management Plan (Plan) to the Oversight Board and the Department of Finance; and

WHEREAS, a Plan (attached) has been prepared that contains recommendations for disposition of the former Los Angeles County Redevelopment Agency properties currently held in the Community Redevelopment Property Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency finds and determines the following:

1. The Oversight Board hereby approves the Plan and directs the Successor Agency to submit the Plan to the Department of Finance.
2. The Oversight Board hereby authorizes and directs the Successor Agency to execute documents and perform actions necessary to implement the directives of the Plan subject to the determinations of the Department of Finance.

ATTACHMENT

Oversight Board  
July 15, 2013  
Resolution OB 13-04

PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> Day of July 2013.

Vice Chairman

COUNTY OF LOS ANGELES )ss  
COMMUNITY DEVELOPMENT COMMISSION)

I, Daniel Rofoli, Administrator of the Los Angeles County Successor Agency, do hereby certify that the foregoing Resolution OB 13-04 being:

#### A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN

was adopted at a regular meeting of the Oversight Board on the 15<sup>th</sup> of July, 2013 by the following vote:

AYES: BOARDMEMBER(S): *Vice Chairman Fernando Oliveras; Luis Buendia;*  
NOES: BOARDMEMBER(S): *Nicole Englund; Tony Salazar; Thomas Saenz*  
ABSTAIN: BOARDMEMBER(S): *—*  
ABSENT: BOARDMEMBER(S): *Chairman Bernardan Broadbent;*  
*Dr. Jack E. Daniels.*

Daniel Rofoli, Administrator

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# RESOLUTIONS AND AMENDMENTS

## FEBRUARY 18, 2014 RESOLUTION AMENDING LRPMP



**COMMUNITY DEVELOPMENT COMMISSION**  
of the County of Los Angeles  
700 W. Main Street • Alhambra, CA 91801  
Tel: 626.262.4511 • TDD: 626.943.3898 • www.lccdc.org

Gloria Molina  
Mark Ridley-Thomas  
Zev Yaroslavsky  
Den Knabe  
Michael D. Antonovich  
Commissioners

Sean Rogan  
Executive Director

### RESOLUTION NO. OB 14-03

#### A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY AMENDING THE SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN

**WHEREAS**, on February 1, 2012 the Los Angeles County Redevelopment Agency, a redevelopment agency created by the Los Angeles County Board of Supervisors was dissolved; and

**WHEREAS**, on February 21, 2012 the Community Development Commission became the Successor Agency administrator for the Los Angeles County Redevelopment Agency; and

**WHEREAS**, on July 15, 2013 the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency adopted a Long Range Property Management Plan pursuant to Health and Safety Code Section 34191.5; and

**WHEREAS**, the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency now wishes to amend the Long Range Property Management Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Oversight Board of the Successor Agency of the Los Angeles County Redevelopment Agency finds and determines the following:

1. The Long Range Property Management Plan is amended to state the following.
  - a. All proceeds of asset sales pursuant to the Long Range Property Management Plan shall be remitted to the Los Angeles County Auditor-Controller for distribution to taxing entities as property tax proceeds.
  - b. The Successor Agency will seek to obtain compensation agreements with taxing entities for properties to be retained for redevelopment purposes.
2. This resolution amending the Long Range Property Management Plan is to be transmitted to the State of California Department of Finance.

Oversight Board  
February 18, 2014  
Resolution OB 14-03  
Page 2

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of February, 2014.

Chair

I, Daniel Rofoli, Administrator of the Los Angeles County Successor Agency, do hereby certify that the foregoing Resolution OB 14-03 being:

#### A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE LOS ANGELES COUNTY REDEVELOPMENT AGENCY AMENDING THE SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN

was adopted at a special meeting of the Oversight Board on the 18<sup>th</sup> of February, 2014 by the following vote:

AYES:	BOARDMEMBER(S): <i>Vice Chairman Fernando Oliveros, Luis Buendia, Thomas Saenz, Chairman Bernard Broadhouse, Nicole Englund.</i>
NOES:	BOARDMEMBER(S): <i>None</i>
ABSTAIN:	BOARDMEMBER(S): <i>None</i>
ABSENT:	BOARDMEMBER(S): <i>Tony Salazar, Dr. Yasmin Delahoussaye</i>

Daniel Rofoli, Administrator

# FIRST DISTRICT MARAVILLA

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Successor Agency of the Redevelopment Agency of Los Angeles County  
Long Range Property Management Plan (LRPMP)

## FIRST DISTRICT LRPMP SUMMARY RECOMMENDATIONS

### **First District summary recommendations:**

The successor agency currently administers the following properties in the First District.

### **Properties to be retained for redevelopment purposes:**

Transit-Oriented Development Project:

These lots partially comprise the planned mixed-use transit-oriented development on 3rd Street as designated in the 2009-2014 Maravilla Five-Year Implementation Redevelopment Plan and are recommended for retention for redevelopment purposes.

1. 4653 East 3rd Street
2. 219 South Dangler Avenue
3. 4643 East 3rd Street

### **Property to be sold:**

1. 4612 East 3rd Street

# FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 1 of 3

#	HSC 34191.5 (c)(1)(C)		Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value
	Address	APN #		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		
1-1	4653 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-904	Vacant Land	Retain for development	Transit-oriented mixed-use Commercial and Residential	04/02/2008	\$173,254	\$82,011.75	Comparable sales estimate \$25.43 psf	7/9/2013
1-2	219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-902	Vacant Land	Retain for development	Transit-oriented mixed-use Commercial and Residential	06/26/1996	\$140,344	\$85,292.22	Comparable sales estimate \$25.43 psf	7/9/2013
1-3	4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-903	Vacant Land	Retain for development	Transit-oriented mixed-use Commercial and Residential	10/31/2001	\$184,895	\$164,048.93	Comparable sales estimate \$25.43 psf	7/9/2013

# TRANSIT-ORIENTED DEVELOPMENT PROJECT

FIRST DISTRICT  
MARAVILLA

# FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

## MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
1-1	4653 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-904	3,225	C-2/ Neighborhood business	To be determined by development agreement	2014	Properties held for transit-oriented development/ mixed-use project	\$82,011.75	None	N/A
1-2	219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-902	3,354	C-2/ Neighborhood business	To be determined by development agreement	2014	Properties held for transit-oriented development/ mixed-use project	\$85,292.22	None	N/A
1-3	4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-903	6,451	C-2/ Neighborhood business	To be determined by development agreement	2014	Properties held for transit-oriented development/ mixed-use project	\$164,048.93	None	N/A

# FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 3 of 3

#	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1-1	4653 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-904	Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	Transit-oriented mixed-use development	Property acquired as part of larger site for mixed-use development
1-2	219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-902	Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	Transit-oriented mixed-use development	Property acquired as part of larger site for mixed-use development
1-3	4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-903	Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	Transit-oriented mixed-use development	Property acquired as part of larger site for mixed-use development

# FIRST DISTRICT MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT



**SUMMARY/NARRATIVE  
MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT**

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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
4653 East 3rd Street, Los Angeles, CA 90022	5250-017-904	3,225	4/2/08	\$173,254	\$82,011.75	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use – Commercial and Residential
219 S. Dangler Avenue, Los Angeles, CA 90022	5250-017-902	3,354	6/26/96	\$140,344	\$85,292.22	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use – Commercial and Residential
4643 East 3 <sup>rd</sup> Street, Los Angeles, CA 90022	5250-017-903	6,451	10/31/01	\$184,895	\$164,048.93	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use – Commercial and Residential

**TRANSIT-ORIENTED DEVELOPMENT PROJECT:**

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These vacant properties are to be retained by the County for a transit oriented development project as presented in the 2009-2014 Maravilla Five-Year Redevelopment Implementation Plan. Fronting the Metro Gold Line light rail system and located close to the Maravilla and Civic Center Stations, these non-contiguous properties can be combined with others into a site that is ideal for transit oriented development. This development will bring in greatly increased property tax revenue for taxing entities over time and will provide needed jobs, housing, and services to East Los Angeles.

# FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA- 4612 EAST 3<sup>rd</sup> STREET

Section 1 of 3

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
4 1-4	4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5247-024-900	Vacant Land	Sell Property	Sell to public	06/30/2003	\$175,640	\$191,971.07	Comparable sales estimate \$25.43 psf	7/9/2013

# PROPERTY TO BE SOLD

FIRST DISTRICT

MARAVILLA

# FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA- 4612 EAST 3<sup>rd</sup> STREET

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1-4	4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5247-024-900	No report	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	N/A	RDA dissolution halted activity

# FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA- 4612 EAST 3<sup>rd</sup> STREET

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY	Proposed Sale Date	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value		Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
1-4	4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5247-024-900	7,549	C-2/ Neighborhood business	Fair market value	2014	Blight elimination, decrepit structures	\$191,971.07	None	N/A

FIRST DISTRICT  
MARAVILLA – 4612 EAST 3<sup>rd</sup> STREET



**SUMMARY/NARRATIVE**  
**MARAVILLA - 4612 EAST 3<sup>rd</sup> STREET**

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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
4612 East 3 <sup>rd</sup> Street, Los Angeles, CA 90022	5247-024-900	7,549	06/30/03	\$175,640	\$191,971.07	Fair market value	Sell to public/Distribute proceeds to taxing entities.

**4612 East 3<sup>rd</sup> Street:**

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This property was acquired to remove blighted structures and possibly combine with other sites. There is no existing plan for the property, it is to be sold and the proceeds distributed to taxing entities.

# SECOND DISTRICT WILLOWBROOK

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Successor Agency of the Redevelopment Agency of Los Angeles County  
Long Range Property Management Plan (LRPMP)

## SECOND DISTRICT LRPMP SUMMARY RECOMMENDATIONS

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Section 1 of 2

### Second District summary recommendations:

The successor agency currently administers the following properties in the Second District.

### Properties to be retained for redevelopment purposes:

118th and Wilmington TOD Project:

These properties are to be retained for a project identified in the 2009-2014 Willowbrook Five-Year Redevelopment Implementation Plan. These properties, when combined with other properties comprising the block bordered by 118th Street, 117th Street, and Wilmington Avenue will create a site large enough to support a significant Transit-Oriented Development with a library component.

1. 11743 S. Wilmington Avenue
2. 11746 Bandera Avenue
3. 11742 Bandera Avenue
4. 11750 Bandera Avenue
5. 11756 & 11758 Bandera Avenue
6. 1865 E. 118th Street
7. 11753 Wilmington Avenue
8. 11736 Bandera Avenue
9. 11732 Bandera Avenue

## SECOND DISTRICT LRPMP SUMMARY RECOMMENDATIONS

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Section 2 of 2

### Properties to be sold to the County of Los Angeles:

#### Child Care Center:

These properties are to be sold to the County of Los Angeles for a daycare site and associated parking.

1. 1758 East 117th Street
2. 11731-11737 Holmes Avenue

#### Infill Park:

These properties are to be sold to the County of Los Angeles for a pocket park.

1. 'Vacant Lot 1700 block east 118th Street'
2. 11754 Holmes Avenue

### Properties to be sold to the public:

1. 12617 and 12625 South Willowbrook Avenue
2. 12031 South Willowbrook Avenue
3. 11709 Holmes Avenue
4. 11714 Compton Avenue

# LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

SECOND DISTRICT  
WILLOWBROOK

## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

### WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 1 of 3

#	HSC 34191.5 (c)(1)(C)		Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value
	Address	APN #		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		
2-1	11743 S. Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-901	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	05/25/95	\$56,869	\$66,561	Appraisal (pro rata share of combined site)	5/24/2012
2-2	11746 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-902	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	02/19/97	\$113,247	\$83,259	Appraisal (pro rata share of combined site)	5/24/2012
2-3	11742 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-903	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	12/26/97	\$96,536	\$77,367	Appraisal (pro rata share of combined site)	5/24/2012
2-4	11750 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-904	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	01/13/99	\$104,685	\$83,259	Appraisal (pro rata share of combined site)	5/24/2012
2-5	11756 & 11758 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-905	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	11/04/99	\$101,290	\$126,960	Appraisal (pro rata share of combined site)	5/24/2012
2-6	1865 E. 118th St., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-907	Vacant Land	Retain for development (partially acquired with Federal Funds)	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	07/22/05	\$312,907	\$65,666	Appraisal (pro rata share of combined site)	5/24/2012
2-7	11753 Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-908, 6149-016-909, 6149-016-910	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	3/28/2007	\$484,922	\$199,648	Appraisal (pro rata share of combined site)	5/24/2012
2-8	11736 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-911	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	6/27/2008	\$415,391	\$66,561	Appraisal (pro rata share of combined site)	5/24/2012
2-9	11732 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-912	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	8/12/2011	\$344,015	\$102,434	Appraisal (pro rata share of combined site)	5/24/2012

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## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

### WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY	Proposed Sale Date	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value		Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
2-1	11743 S. Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-901	3,197	C-2/ Neighborhood business	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$66,561	None	N/A
2-2	11746 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-902	3,999	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$83,259	None	N/A
2-3	11742 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-903	3,716	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$77,367	None	N/A
2-4	11750 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-904	3,999	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$83,259	None	N/A
2-5	11756 & 11758 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-905	6,098	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$126,960	None	N/A
2-6	1865 E. 118th St., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-907	3,154	C-2/ Neighborhood business	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$65,666	None	48% purchased with federal CDBG funds. use must conform to CDBG regulations
2-7	11753 Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-908, 6149-016-909, 6149-016-910	9,591	C-2/ Neighborhood business	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$199,648	None	N/A
2-8	11736 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-911	3,197	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$66,561	None	N/A
2-9	11732 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-912	4,920	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$102,434	None	N/A

Successor Agency of the Redevelopment Agency of Los Angeles County  
Long Range Property Management Plan (LRPMP)

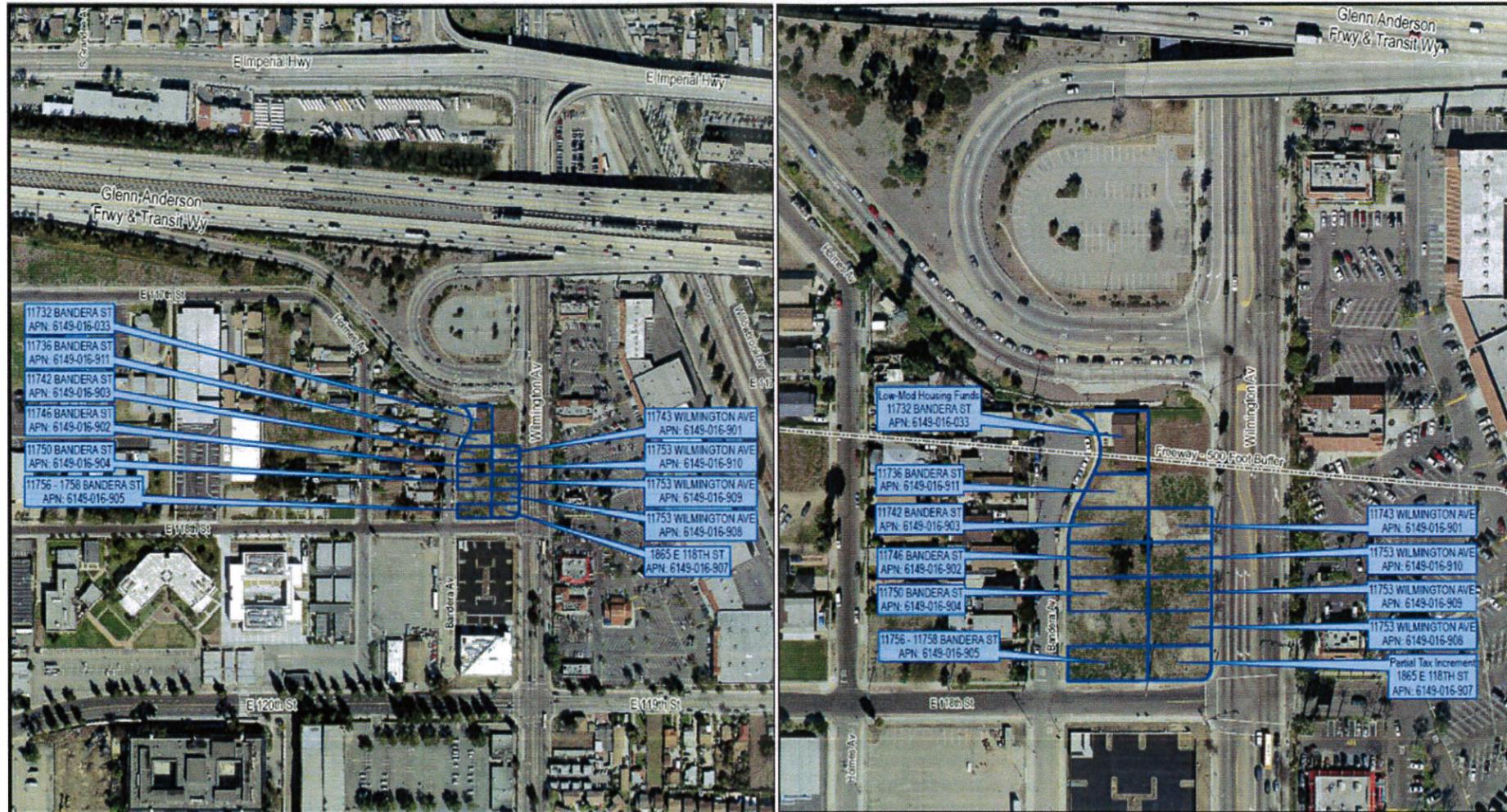
## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

### WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
2-1	11743 S. Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-901	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-2	11746 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-902	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-3	11742 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-903	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-4	11750 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-904	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-5	11756 & 11758 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-905	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-6	1865 E. 118th St., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-907	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-7	11753 Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-908, 6149-016-909, 6149-016-910	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-8	11736 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-911	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-9	11732 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-912	Phase I completed and no recognized environmental conditions were found.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development

## SECOND DISTRICT WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT



**SUMMARY/NARRATIVE  
WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT**

Section 1 of 2

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11743 South Wilmington Avenue, Los Angeles, CA 90059	6149-016-901	3,197	5/25/95	\$56,869	\$66,561	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11746 Bandera Avenue, Los Angeles, CA 90059	6149-016-902	3,999	02/19/97	\$113,247	\$83,259	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11742 Bandera Avenue, Los Angeles, CA 90059	6149-016-903	3,716	12/26/97	\$96,536	\$77,367	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11750 Bandera Avenue, Los Angeles, CA 90059	6149-016-904	3,999	01/13/99	\$104,685	\$83,259	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11756 & 11758 Bandera Avenue, Los Angeles, CA 90059	6149-016-905	6,098	11/04/99	\$101,290	\$126,960	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
1865 East 118 <sup>th</sup> Street, Los Angeles, CA 90059	6149-016-907	3,154	07/22/05	\$312,907	\$65,666	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11753 Wilmington Avenue, Los Angeles, CA 90059	6149-016-908, 6149-016-909, 6149-016-910	9,591	3/28/07	\$484,922	\$199,648	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11736 Bandera Avenue, Los Angeles, CA 90059	6149-016-911	3,197	6/27/08	\$415,391	\$66,561	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11732 Bandera Avenue, Los Angeles, CA 90059	6149-016-912	4,920	8/12/11	\$344,015	\$102,434	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing

## SUMMARY/NARRATIVE WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

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Section 2 of 2

### LIBRARY/TRANSIT ORIENTED DEVELOPMENT PROJECT:

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These properties are to be retained for redevelopment purposes. The sites will be used to relocate the Willowbrook library and for mixed-use transit-oriented development as designated in the 2009-2014 Willowbrook Five-Year Redevelopment Implementation Plan. This site is located very close to the Rosa Parks Metro light rail station providing access to the Blue and Green rail lines. The price to be paid for the parcels will be determined by development agreement and the combined value of these parcels as a single large project will generate significant revenues over time for taxing entities.

## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

GRAY - WILLOWBROOK CHILD CARE CENTER PROJECT  
 WHITE - PUBLIC PARK PROJECT

Section 1 of 3

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
2-11	1758 E. 117th St., Los Angeles, CA 90059	6149-014-907	Vacant Land	Sell property	Sell property to County for child care center	12/14/1994	\$151,132	\$240,396.32	Comparable sales estimate \$10.54 psf	7/8/13
2-12	11731-11737 Holmes Ave. Los Angeles, CA 90059	6149-014-909	Vacant Land	Sell property	Sell property to County for Child care center	1/14/1998	\$219,554	\$211,875.08	Comparable sales estimate \$10.54 psf	7/8/13
2-13	Vacant lot 177/ E. 118th Street, Los Angeles, CA 90059	6149-015-900	Vacant Land	Sell property	Sell property to County for public park	8/16/1994	\$66,010	\$42,149.46	Comparable sales estimate \$10.54 psf	7/8/13
2-14	11754 Holmes Ave., Los Angeles, CA 90059	6149-015-902	Vacant Land	Sell property	Sell property to County for public park	2/1/2000	\$187,300	\$42,149.46	Comparable sales estimate \$10.54 psf	7/8/13

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# CHILD CARE CENTER AND PUBLIC PARK

SECOND DISTRICT  
WILLOWBROOK

## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

GRAY - WILLOWBROOK CHILD CARE PROJECT  
 WHITE - WILLOWBROOK PUBLIC PARK PROJECT

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY	Proposed Sale Date	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value		Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
2-11	1758 E. 117th St., Los Angeles, CA 90059	6149-014-907	22,808	R-2/ Two family residence	\$240,396.32	2013	Blight removal, possible expansion of Charles Drew University Campus	\$240,396.32	None	N/A
2-12	11731-11737 Holmes Ave., Los Angeles, CA 90059	6149-014-909	20,102	R-2/ Two family residence	\$211,875.08	2013	Blight removal, possible expansion of Charles Drew University Campus	\$211,875.08	None	N/A
2-13	Vacant lot 177/ E. 118th Street, Los Angeles, CA 90059	6149-015-900	3,999	R-2/ Two family residence	\$42,149.46	2013	Hospital Associated Development	\$42,149.46	None	N/A
2-14	11754 Holmes Ave., Los Angeles, CA 90059	6149-015-902	3,999	R-2/ Two family residence	\$42,149.46	2013	Hospital Associated Development	\$42,149.46	None	N/A

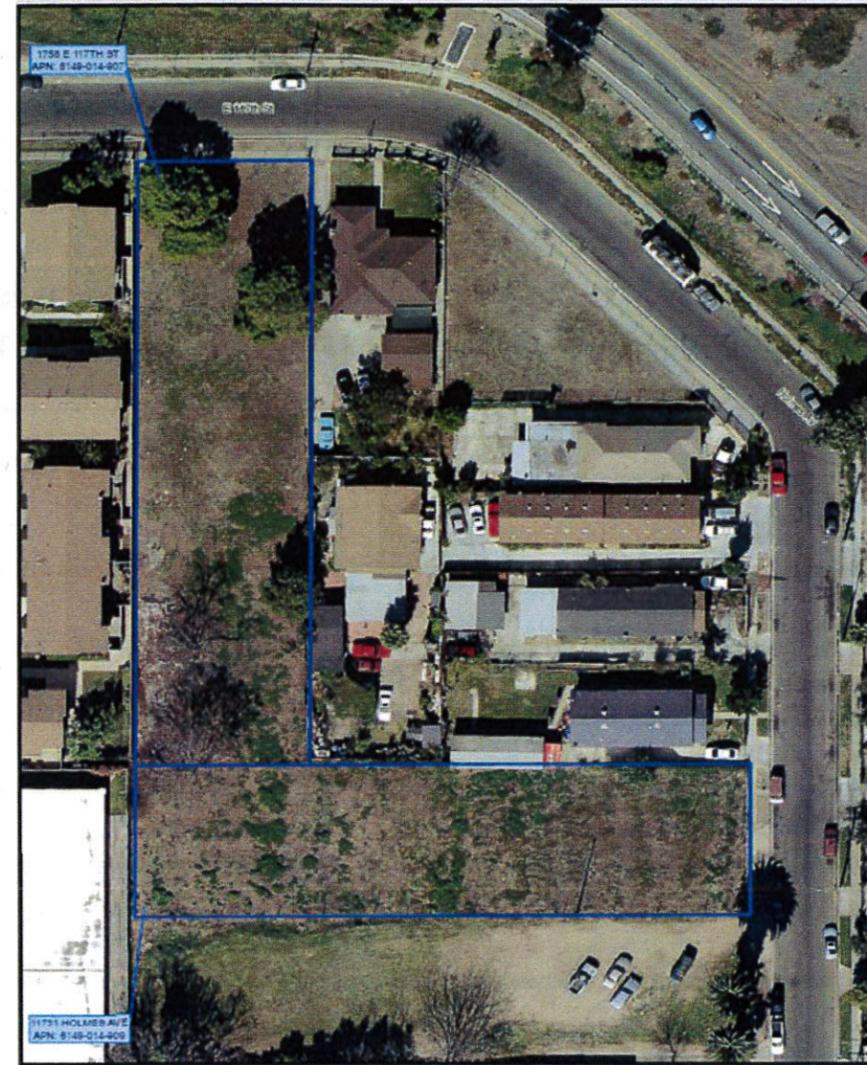
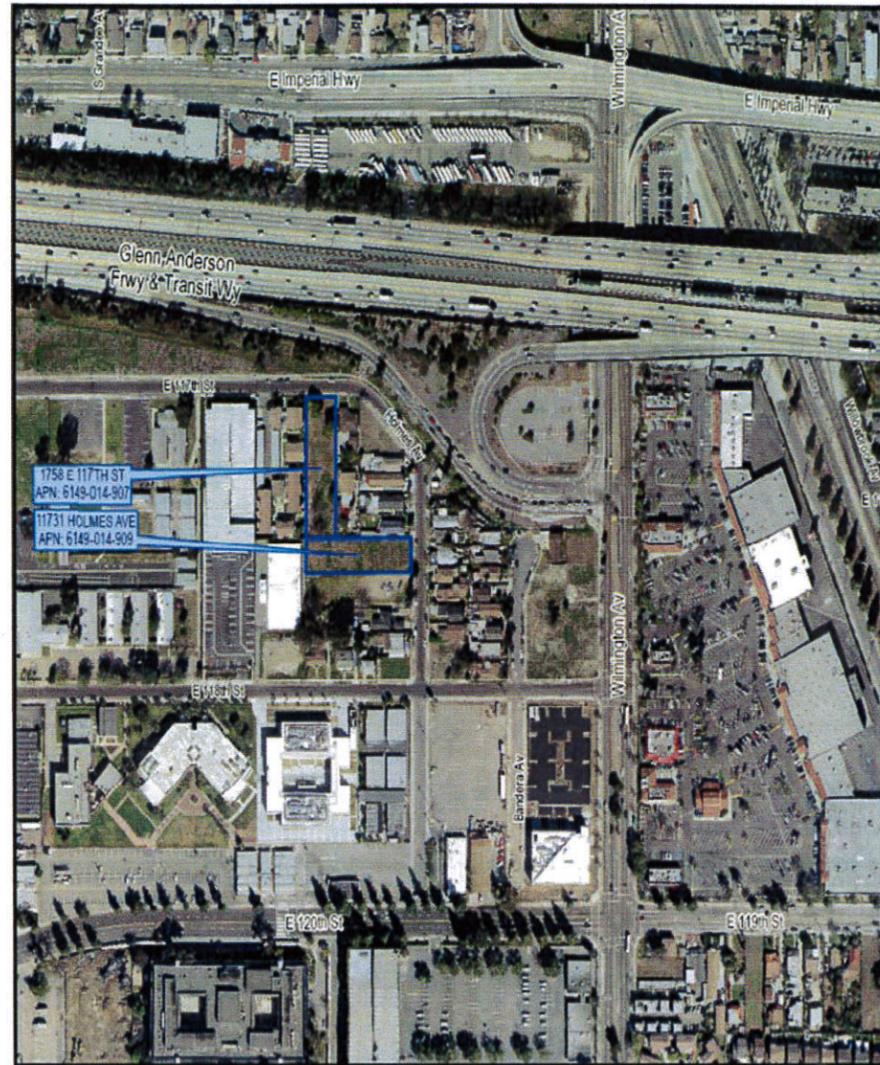
## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

GRAY - WILLOWBROOK CHILD CARE PROJECT  
 WHITE - WILLOWBROOK PUBLIC PARK PROJECT

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
2-11	1758 E. 117th St., Los Angeles, CA 90059	6149-014-907	Exxon conducted a Phase I. Report was not sent to CDC Environmental Section.	Within 1000' of Rosa Parks Station	Provide relocated child care site	N/A
2-12	11731-11737 Holmes Ave., Los Angeles, CA 90059	6149-014-909	Exxon conducted a Phase I. Report was not sent to CDC Environmental Section.	Within 1000' of Rosa Parks Station	Provide relocated child care site	N/A
2-13	Vacant lot 177/ E. 118th Street, Los Angeles, CA 90059	6149-015-900	No report.	N/A	Provide open space in urban area	N/A
2-14	11754 Holmes Ave., Los Angeles, CA 90059	6149-015-902	Phase I report sent for imaging in 2002 never received record.	N/A	Provide open space in urban area	N/A

# SECOND DISTRICT WILLOWBROOK – CHILD CARE PROJECT



SUMMARY/NARRATIVE  
 WILLOWBROOK – CHILD CARE PROJECT

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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
1758 East 117 <sup>th</sup> Street, Los Angeles, CA 90059	6149-014-907	22,808	12/14/94	\$151,132	\$240,396.32	\$240,396.32	Sell to Los Angeles County for child care center
11731-11737 Holmes Avenue, Los Angeles, CA 90059	6149-014-909	20,102	1/14/98	\$219,554	\$211,875.08	\$211,875.08	Sell to Los Angeles County for child care center

CHILD CARE PROJECT:

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These two properties are to be sold to Los Angeles County at fair market value for use as a child care center to address a need for these services in the area. The County will reimburse taxing entities their proportionate share of the sale price.

## SECOND DISTRICT WILLOWBROOK – PUBLIC PARK PROJECT



SUMMARY/NARRATIVE  
 WILLOWBROOK – PUBLIC PARK PROJECT

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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
Vacant Lot 177/E. 118 <sup>th</sup> Street, Los Angeles, CA 90059	6149-015-900	3,999	8/16/94	\$66,010	\$42,149.46	\$42,149.46	Retain for Government use/ Sell property to County for public park
11754 Holmes Avenue, Los Angeles, CA 90059	6149-015-902	3,999	2/1/00	\$187,300	\$42,149.46	\$42,149.46	Retain for Government use/ Sell property to County for public park

**PUBLIC PARK PROJECT:**

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These two properties are to be sold to Los Angeles County at fair market value for a public park. This will be an important addition to an urban area currently lacking in open space. The County will reimburse taxing entities their proportionate share of the sales price.

# PROPERTIES TO BE SOLD

SECOND DISTRICT

WILLOWBROOK

## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – INDIVIDUAL PROPERTIES

Section 1 of 3

#	HSC 34191.5 (c)(1)(C)		Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	
	Address	APN #		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		Value Basis
18 2-10	12617 & 12625 S. Willowbrook, Compton, CA 90222	6152-002-900, 6152-002-901	Vacant Land	Sell Property	Sell to public	6/26/2006	\$892,995	\$471,299.50	Comparable sales estimate - \$15.13 psf	7/8/2013
19 2-15	12031 S. Willowbrook Ave., Compton, CA 90222	6150-006-902	Vacant Land	Sell Property	Sell to public	11/21/1996	\$117,714	\$173,995	Comparable sales estimate - \$15.13 psf	7/8/2013
20 2-16	11908 & 11908 1/2 Wilmington Ave., Los Angeles CA 90059	6150-007-924	Vacant Land	Sell Property	Sell to public	5/19/1999	\$70,559	\$128,635	Comparable sales estimate - \$19.79 psf	7/8/2013
21 2-17	11709 Holmes Ave., Los Angeles, CA 90059	6149-014-908	Vacant Land	Sell Property	Sell to public	9/5/2000	\$37,100	\$78,154.10	Comparable sales estimate - \$10.54 psf	7/8/2013
22 2-18	11714 Compton Ave., Los Angeles, CA 90059	6149-011-905	Vacant Land	Sell Property	Sell to public	1/27/2005	\$79,499	\$31,588.38	Comparable sales estimate - \$10.54 psf	7/8/2013

## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – INDIVIDUAL PROPERTIES

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
2-10	12617 & 12625 S. Willowbrook, Compton, CA 90222	6152-002-900, 6152-002-901	31,150	R-3/ Limited multiple residence	Fair market value	2014	Affordable Housing	\$471,299.50	None	N/A
2-15	12031 S. Willowbrook Ave., Compton, CA 90222	6150-006-902	11,500	R-3/ Limited multiple residence	Fair market value	2014	Affordable Housing	\$173,995	None	N/A
2-16	11908 & 11908 1/2 Wilmington Ave., Los Angeles CA 90059	6150-007-924	6,500	C-2/ Neighborhood business	Fair market value	2014	Affordable Housing	\$128,635	None	N/A
2-17	11709 Holmes Ave., Los Angeles, CA 90059	6149-014-908	7,415	R-2/ Two family residence	Fair market value	2014	Blight Elimination	\$78,154.10	None	N/A
2-18	11714 Compton Ave., Los Angeles, CA 90059	6149-011-905	2,997	R-2/ Two family residence	Fair market value	2014	Blight Elimination	\$31,588.38	None	N/A

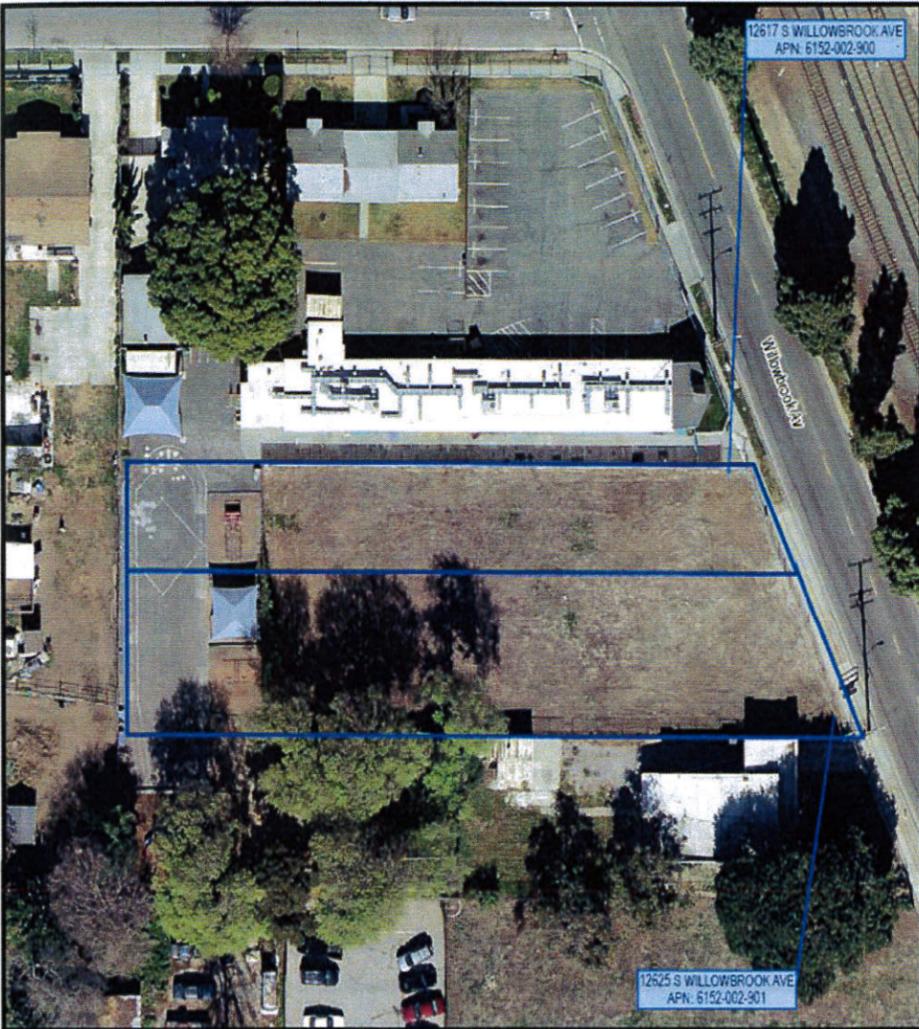
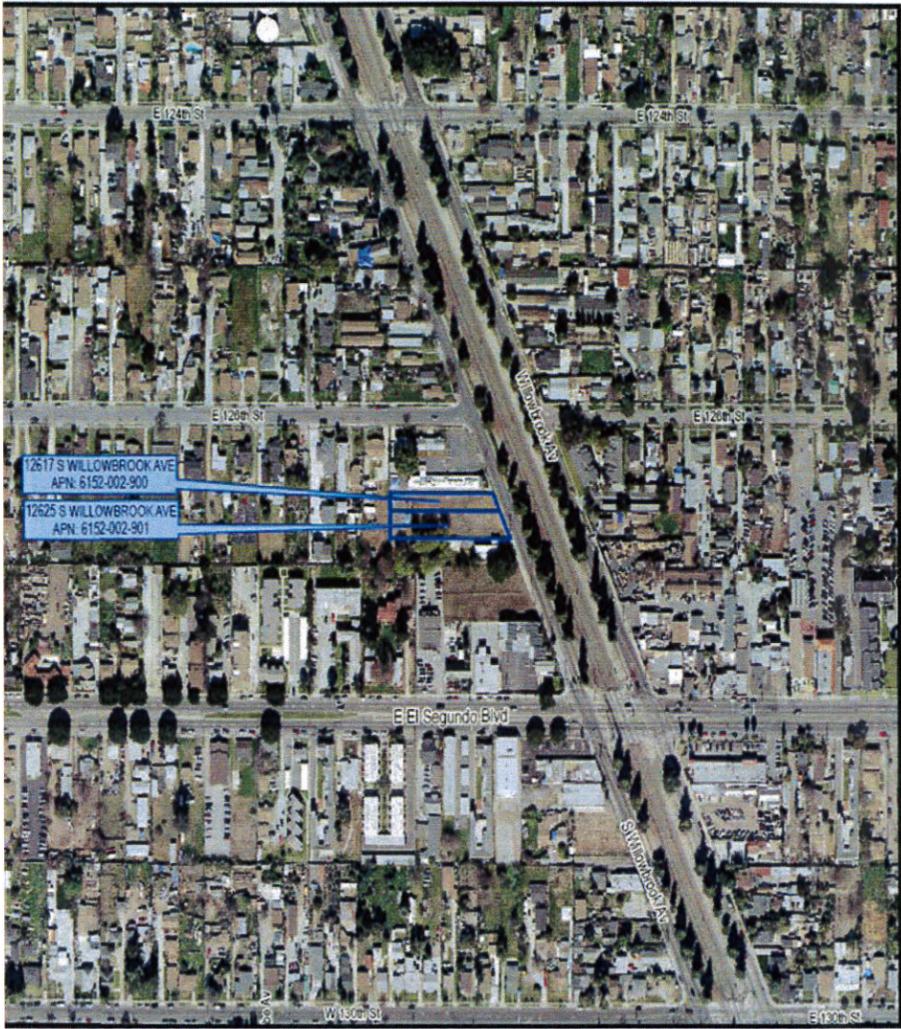
## SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – INDIVIDUAL PROPERTIES

Section 3 of 3

#	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
2-10	12617 & 12625 S. Willowbrook, Compton, CA 90222	6152-002-900, 6152-002-901	Phase I completed in 2006 and no recognized environmental conditions were found.	N/A	N/A	RDA dissolution halted activity
2-15	12031 S. Willowbrook Ave., Compton, CA 90222	6150-006-902	No report	N/A	N/A	RDA dissolution halted activity
2-16	11908 & 11908 1/2 Wilmington Ave., Los Angeles CA 90059	6150-007-924	No report	N/A	N/A	RDA dissolution halted activity
2-17	11709 Holmes Ave., Los Angeles, CA 90059	6149-014-908	No report	N/A	N/A	RDA dissolution halted activity
2-18	11714 Compton Ave., Los Angeles, CA 90059	6149-011-905	No report	N/A	N/A	RDA dissolution halted activity

SECOND DISTRICT  
WILLOWBROOK – 12617 & 12625 SOUTH WILLOWBROOK AVENUE



SUMMARY/NARRATIVE  
 WILLOWBROOK – 12617 & 12625 SOUTH WILLOWBROOK AVENUE

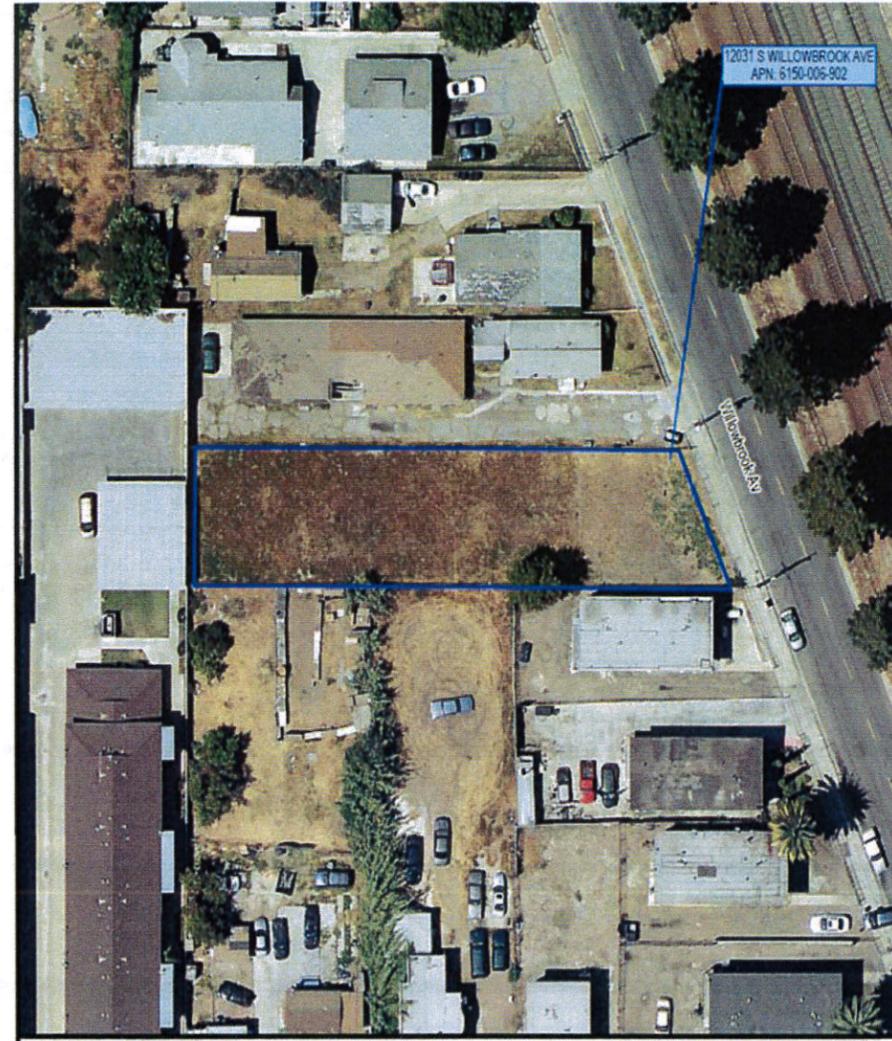
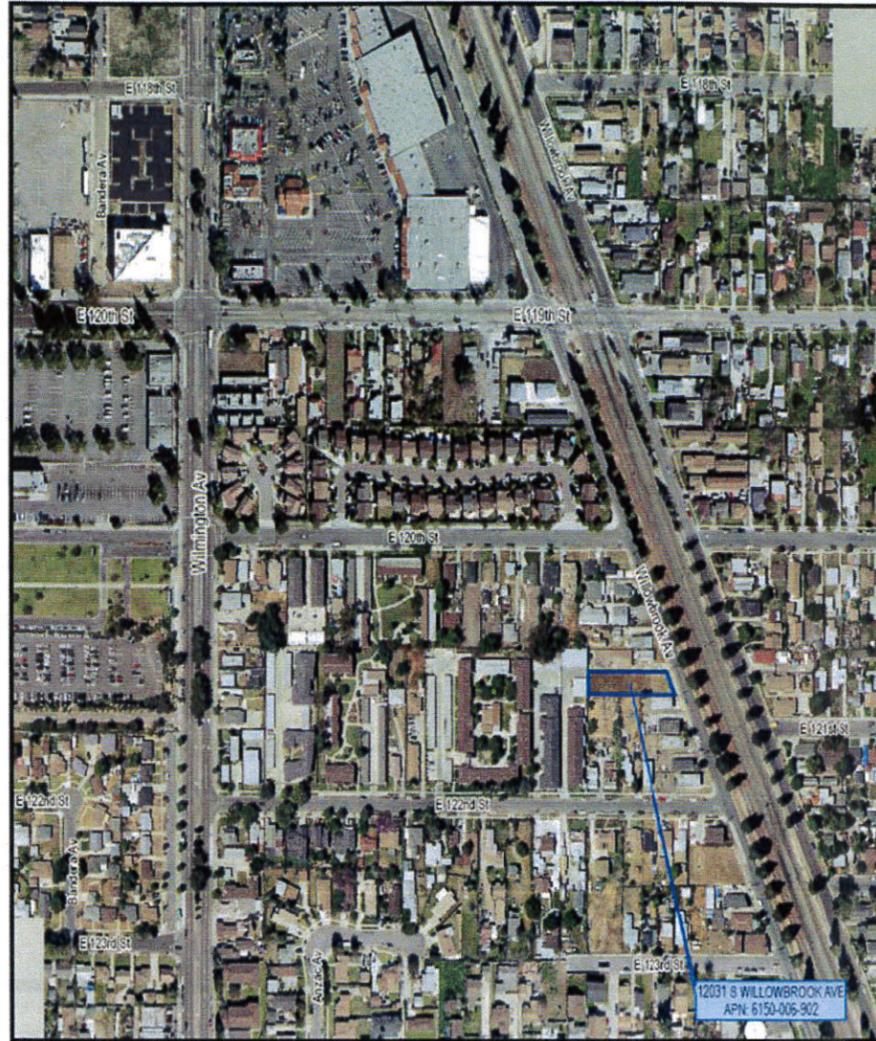
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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
12617 & 12625 South Willowbrook Avenue, Compton, CA 90222	6152-002-900, 6152-002-901	31,150	6/26/06	\$892,995	\$471,299.50	Fair market value	Sell to Public/ Two lots (Willowbrook Avenue and 126 <sup>th</sup> )

12617 & 12625 SOUTH WILLOWBROOK AVENUE:

These properties are to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

SECOND DISTRICT  
WILLOWBROOK – 12031 SOUTH WILLOWBROOK AVENUE



SUMMARY/NARRATIVE  
 WILLOWBROOK – 12031 SOUTH WILLOWBROOK AVENUE

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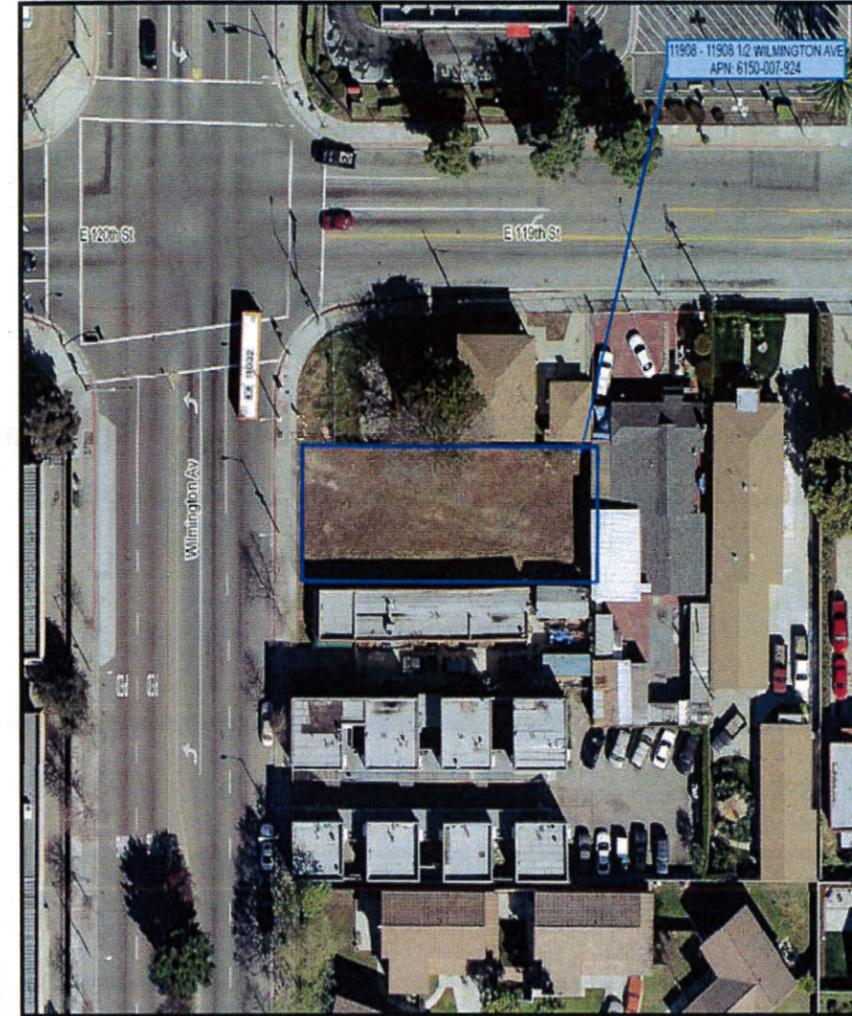
Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
12031 South Willowbrook Avenue, Compton, CA 90022	6150-006-902	11,500	11/21/96	\$117,714	\$173,995	Fair market value	Sell to Public

12031 SOUTH WILLOWBROOK AVENUE:

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This property is to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

## SECOND DISTRICT WILLOWBROOK – 11908 & 11908 ½ WILMINGTON AVENUE



SUMMARY/NARRATIVE  
 WILLOWBROOK – 11908 & 11908 ½ WILMINGTON AVENUE

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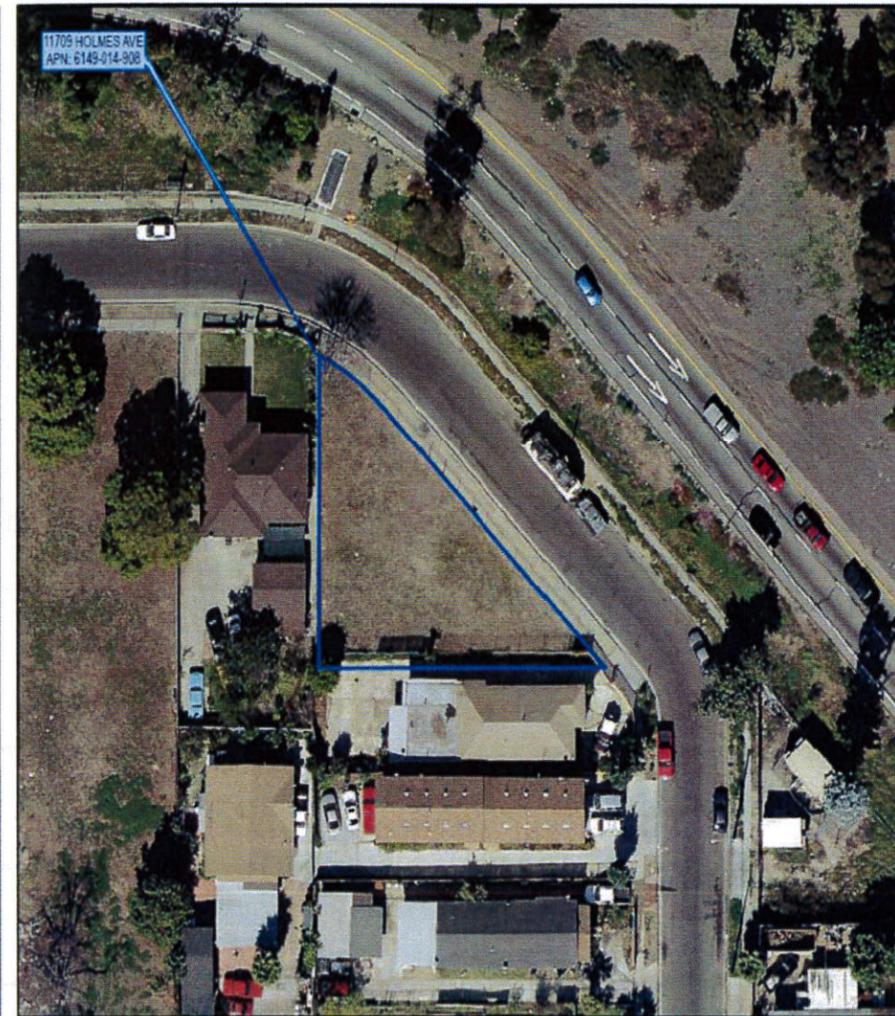
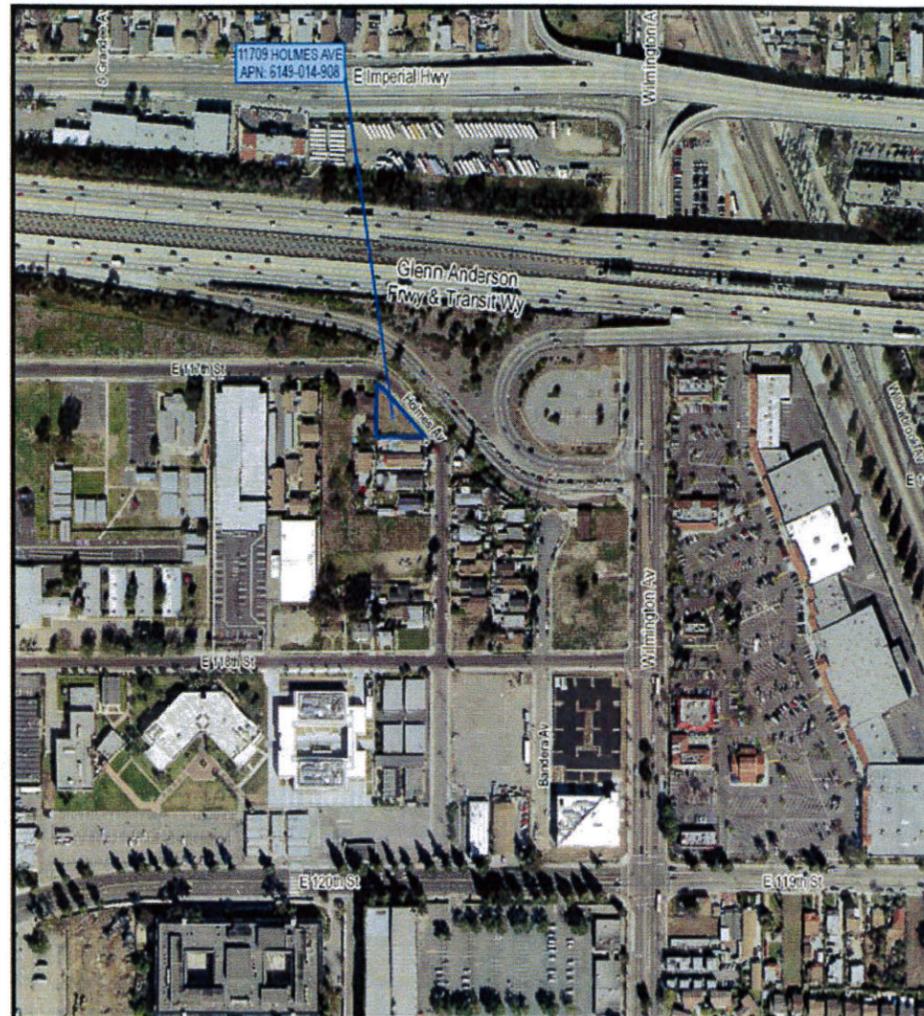
Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11908 & 11908 ½ Wilmington Avenue, Los Angeles, CA 90059	6150-007-924	6,500	5/19/99	\$70,559	\$128,635	Fair market value	Sell to Public

11908 & 11908 ½ WILMINGTON AVENUE:

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These properties are to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

## SECOND DISTRICT WILLOWBROOK – 11709 HOLMES AVENUE



SUMMARY/NARRATIVE  
 WILLOWBROOK – 11709 HOLMES AVENUE

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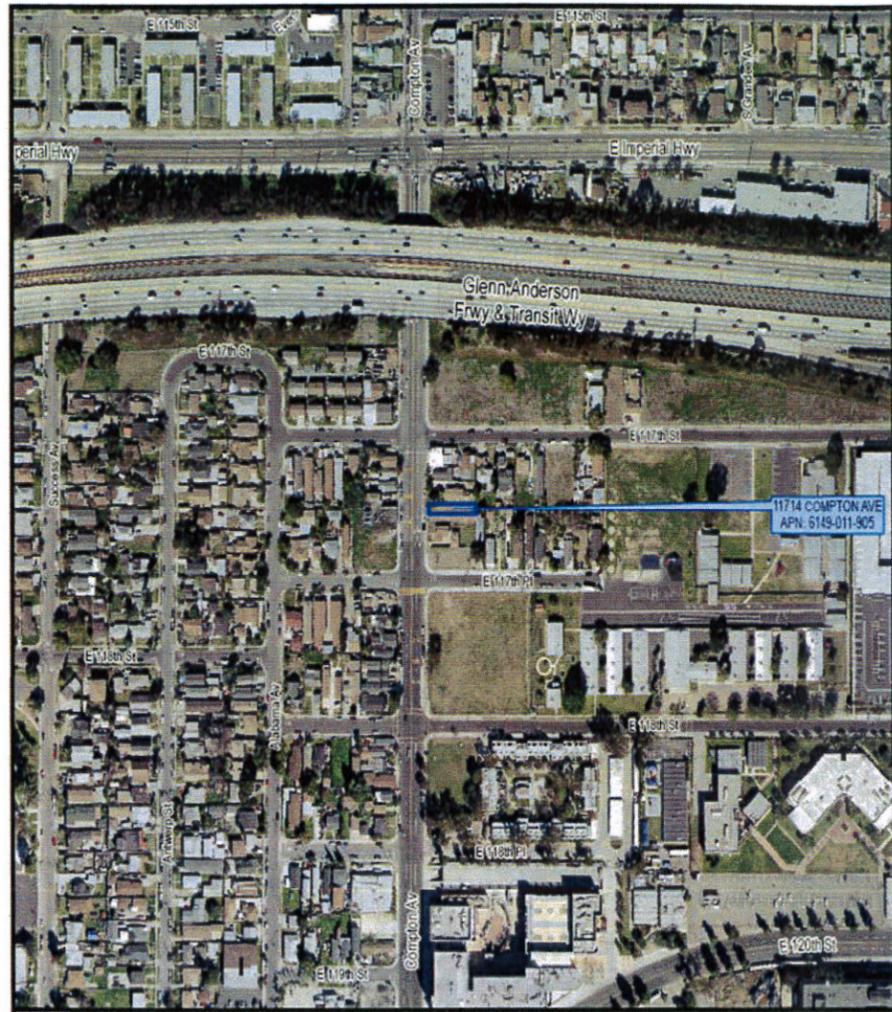
Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11709 Holmes Avenue, Los Angeles, CA 90059	6149-014-908	7,415	9/25/00	\$37,100	\$78,154.10	Fair market value	Sell to Public

11709 HOLMES AVENUE:

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This property is to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

## SECOND DISTRICT WILLOWBROOK – 11714 COMPTON AVENUE



SUMMARY/NARRATIVE  
 WILLOWBROOK – 11714 COMPTON AVENUE

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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11714 Compton Avenue, Willowbrook, CA 90059	6149-011-905	2,997	1/27/05	\$79,499	\$31,588.38	Fair market value	Sell to public

11714 COMPTON AVENUE:

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This property is to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

# FIFTH DISTRICT WEST ALTADENA

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Successor Agency of the Redevelopment Agency of Los Angeles County  
Long Range Property Management Plan

## FIFTH DISTRICT SUMMARY LRPMP RECOMMENDATIONS

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### Fifth District summary recommendations:

The successor agency currently administers the following properties in the Fifth District.

### Properties to be retained for redevelopment purposes:

Lincoln Crossing Phase II:

These properties are to be retained for the second phase of the Lincoln Crossing project on Lincoln Avenue.

1. Vacant lot (APN 5827-011-900)
2. 2231 North Lincoln Avenue
3. 2271-81 North Lincoln Avenue
4. 2261 North Lincoln Avenue

Business Park:

These properties are to be retained for development a business park in the Windsor-Woodbury section of West Altadena.

1. 2136 Yucca Lane
2. 2200 Yucca Lane

# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

## LINCOLN CROSSING PHASE II PROJECT

Section 1 of 3

#	HSC 34191.5 (c)(1)(C)		Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	
	Address	APN #		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		Value Basis
23 5-1	Lincoln Ave. (No address), Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-011-900	Vacant Land	Retain for development	Phase II Lincoln Crossing Development	3/9/2006	\$8,675	\$8,675	Property is a right of way in an alley, not buildable <i>Changed to Best Value per 03/14-08 dated 9-9-14</i>	5/20/2013
24 5-2	2231 N. Lincoln Avenue, Altadena, CA 91001 (5th District Crossing Future Phases)	5827-011-903	Vacant Land	Retain for development (partially acquired with Federal Funds)	Phase II Lincoln Crossing Development	9/28/2008	\$1,151,814	\$638,737.53	Comparable sales estimate – \$54.19 psf	7/9/2013
25 5-3	2271-2281 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-901	Vacant Land	Retain for development (partially acquired with Federal Funds)	Phase II Lincoln Crossing Development	7/20/2006	\$863,275	\$145,337.58	Comparable sales estimate – \$54.19 psf	7/9/2013
26 5-4	2261 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-902	Vacant Land	Retain for development (partially acquired with Federal Funds)	Phase II Lincoln Crossing Development	9/8/2011	\$379,519	\$482,832.90	Comparable sales estimate – \$54.19 psf	7/9/2013

**LINCOLN CROSSING  
PHASE II PROJECT**

**FIFTH DISTRICT  
WEST ALTADENA**

# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

## LINCOLN CROSSING PHASE II PROJECT

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY	Proposed Sale Date	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value		Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
5-1	Lincoln Ave. (No address), Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-011-900	1,512	R-2/ Two family residence	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot.	Not saleable as a parcel <del>\$8,675</del>	None	N/A
5-2	2231 N. Lincoln Avenue, Altadena, CA 91001 (5th District Crossing Future Phases)	5827-011-903	11,787	C-3/ Unlimited Commercial	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot w/billboard.	\$638,737.53	\$1,200 annually from billboard.	\$264 Annually to Successor Agency, \$936 annually to CDBG Program Income. 78% purchased with federal CDBG funds, use must conform to CDBG regulations.
5-3	2271-2281 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-901	2,682	C-3/ Unlimited Commercial	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot.	\$145,337.58	None	81% purchased with federal CDBG funds, use must conform to CDBG regulations.
5-4	2261 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-902	8,910	C-3/ Unlimited Commercial	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot.	\$482,832.90	None	92% purchased with federal CDBG funds, use must conform to CDBG regulations.

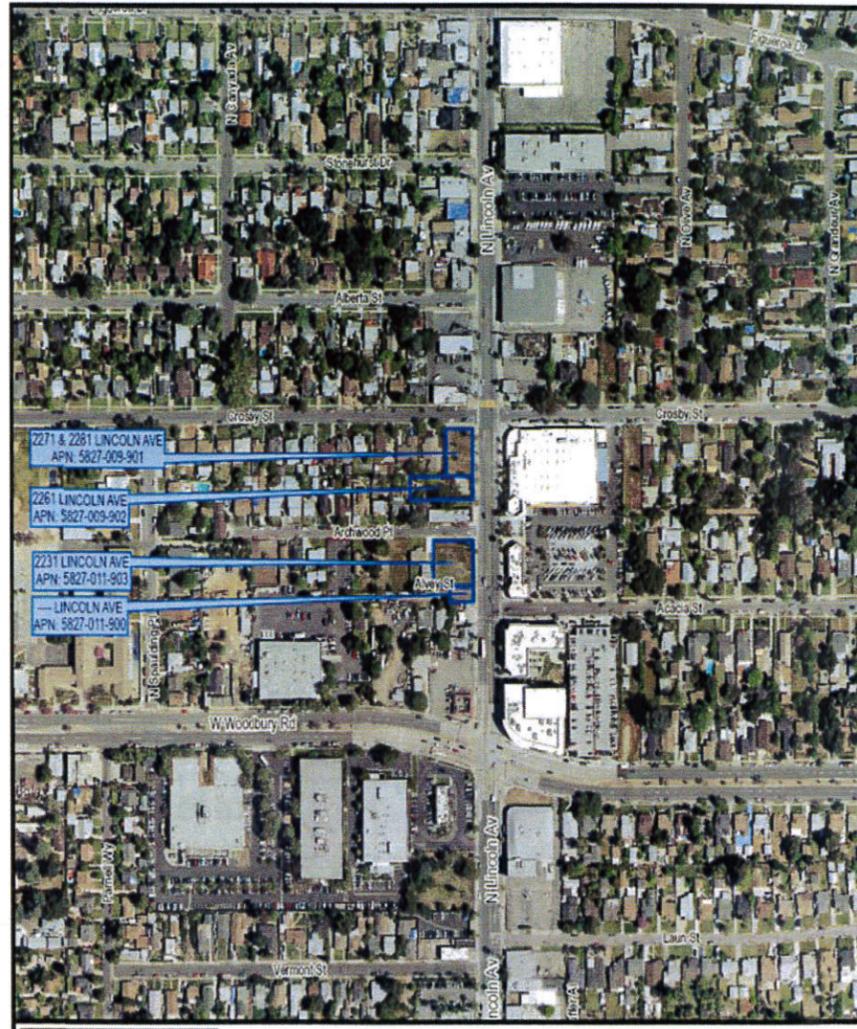
# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

## LINCOLN CROSSING PHASE II PROJECT

Section 3 of 3

#	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit-oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
5-1	Lincoln Ave. (No address), Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-011-900	No report	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development
5-2	2231 N. Lincoln Avenue, Altadena, CA 91001 (5th District Crossing Future Phases)	5827-011-903	Phase II conducted in 2008 identified a limited amount of Total Recoverable Petroleum Hydrocarbons (TRPH) at this site. Phase II concludes that there is no significant threat to human health, groundwater or the environmental and recommends no further action. This site should be reevaluated prior to any future development.	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development
5-3	2271-2281 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-901	Phase I completed. Phase II completed for 2271 Lincoln Avenue (due to previous use as a dry cleaner) did not identify any detectable levels of contaminants.	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development
5-4	2261 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-902	No report	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development

# FIFTH DISTRICT WEST ALTADENA - LINCOLN CROSSING PHASE II PROJECT



**SUMMARY/NARRATIVE  
WEST ALTADENA - LINCOLN CORRIDOR PHASE II PROJECT**

*Changed per OB 14-08 dated 9-9-14*

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
LINCOLN AVENUE (No address) Altadena, CA 91001	5827-011-900	1,512	3/9/06	\$8,675	<del>Not saleable as a parcel</del> \$8,675	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development
2231 N. Lincoln Avenue Altadena, CA 91001	5827-011-903	11,787	9/28/08	\$1,151,814	\$638,737.53	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development
2271-2281 N. Lincoln Avenue Altadena, CA 91001	5827-009-901	2,682	7/20/06	\$863,275	\$145,337.58	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development
2261 N. Lincoln Avenue Altadena, CA 91001	5827-009-902	8,910	9/8/11	\$379,519	\$482,832.90	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development

**LINCOLN CORRIDOR PHASE II PROJECT:**

These properties are to be retained for redevelopment purposes. The 2009-2014 West Altadena Five-Year Redevelopment Implementation Plan prescribes that these properties be used for Phase II of the Altadena Lincoln Crossing Development. This development will continue the revitalization of formerly blighted Lincoln Avenue and will provide revenue for taxing entities upon completion.

# WINDSOR WOODBURY PROJECT

FIFTH DISTRICT  
WEST ALTADENA

# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WINDSOR WOODBURY PROJECT

Section 1 of 3

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
27 5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	Vacant Land	Retain for development (partially acquired with Federal Funds)	Business park	6/20/2007	\$669,690	\$486,517.82	Comparable sales estimate \$54.19 psf	7/9/2013
28 5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	Vacant Land	Retain for development (partially acquired with Federal Funds)	Business park	3/8/2004	\$1,170,254.77	\$1,401,190.80	Comparable sales estimate \$54.19 psf	7/9/2013

# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WINDSOR WOODBURY PROJECT

Section 2 of 3

HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	8,978	C-M/ Commercial Manufacturing	To be determined by development agreement	2014	Business park site assembly	\$486,517.82	None	54% purchased with federal CDBG funds, use must conform to CDBG regulations
5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	25,857	C-M/ Commercial Manufacturing	To be determined by development agreement	2014	Blight elimination, decrepit structure, business park site assembly	\$1,401,190.80	None	80% purchased with federal CDBG funds, use must conform to CDBG regulations

# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WINDSOR WOODBURY PROJECT

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	Phase I completed in 2007 does not identify any issues.	N/A	Job creation	Business Park proposed
5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	No report	N/A	Job creation	Business Park proposed

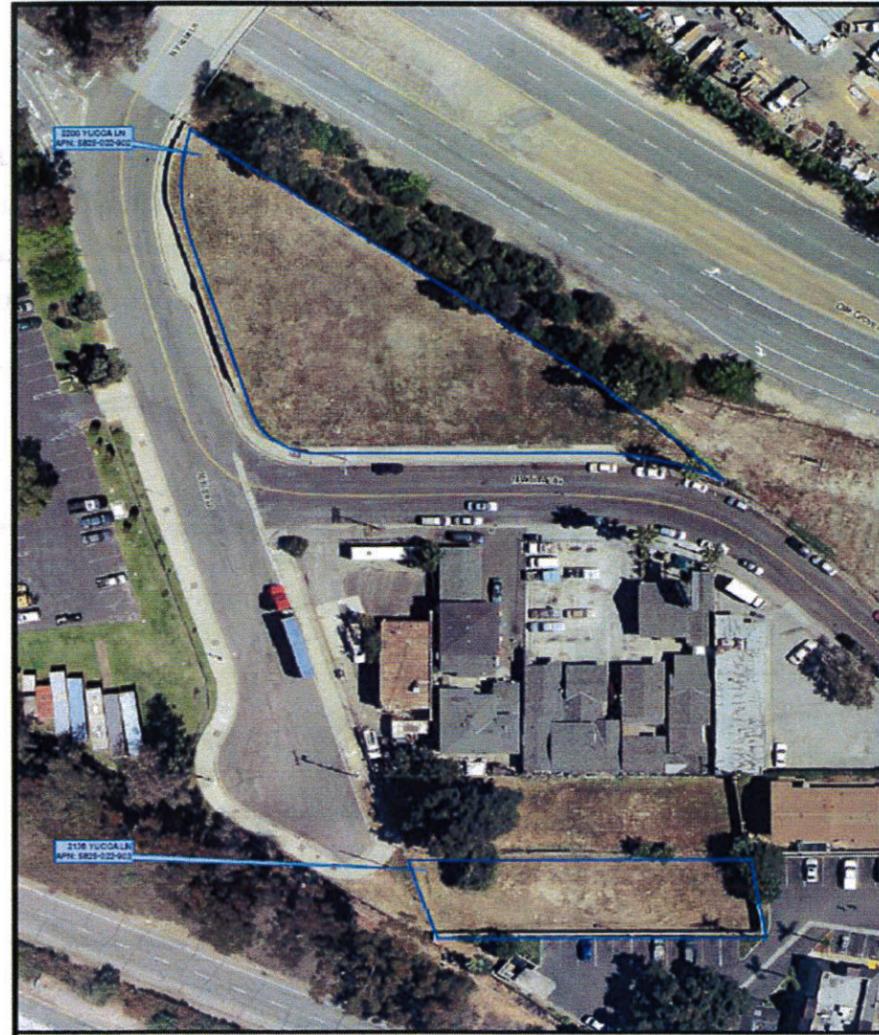
# FIFTH DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WINDSOR WOODBURY PROJECT

Section 2 of 3

HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	8,978	C-M/ Commercial Manufacturing	To be determined by development agreement	2014	Business park site assembly	\$486,517.82	None	54% purchased with federal CDBG funds, use must conform to CDBG regulations
5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	25,857	C-M/ Commercial Manufacturing	To be determined by development agreement	2014	Blight elimination, decrepit structure, business park site assembly	\$1,401,190.80	None	80% purchased with federal CDBG funds, use must conform to CDBG regulations

# FIFTH DISTRICT WEST ALTADENA - WINDSOR WOODBURY PROJECT



## SUMMARY/NARRATIVE WEST ALTADENA - WINDSOR WOODBURY PROJECT

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Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
2136 Yucca Lane Altadena, CA 91001	5825-022-903	8,978	6/20/07	\$669,690	\$486,517.82	To be determined by development agreement	Retain for Development/ Business Park
2200 Yucca Lane Altadena, CA 91001	5825-022-902	25,857	3/8/04	\$1,170,255	\$1,401,190.80	To be determined by development agreement	Retain for Development/ Business Park

### WINDSOR WOODBURY PROJECT:

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These properties are to be retained for redevelopment purposes. The 2009-2014 West Altadena Five-Year Redevelopment Implementation Plan calls for business park development for these properties. Because a significant portion of the money used to purchase the properties were federal Community Development Block Grant funds, job creation and/or services for low-income persons is an important consideration for the site.